



February 1, 2007

# ACTION AGENDA

## COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

**Call to Order ..... Chairperson Hall**

**Invocation ..... Tony Atkins**

**Pledge of Allegiance ..... Brett McGuire**

**Quorum ..... Chairperson Hall**

**Quorum present with 100% of members present.**

**Approval of Minutes for January 18, 2007 ..... Chairperson Hall**

**Commissioner Garniewicz moved to approve the minutes of January 18, 2007. Commissioner Atkins seconded. Motion carried 5 - 0.**

**Reading of the Agenda ..... Director Browning**

**Approval of the Agenda ..... Chairperson Hall**

**Commissioner McGuire moved to approve the Agenda as presented. Commissioner Thompson seconded. Motion carried 5 - 0.**

### Old Business

**Rezoning ..... Staff**

1. **RZ 06-12-10**, Rezone a portion of Tax Map 051 Parcel 003, from R-A and M-1 to PUD, 316 +/- acres located at 577 Baker Place Road. *Commission District 3.*

**Commissioner McGuire made the motion to approve RZ06-12-10 and to include departmental conditions with the added condition there be an entrance/exit to Baker Place Road at the Courtyards. Commissioner Atkins seconded. Motion carried 4 – 1 (Thompson).**

**Preliminary Plat ..... Staff**

2. **Courtyards at Crawford Creek**, William Smith Boulevard off of Hereford Farm Road, Zoned PUD, 92 units, 15.20 acres, *Commission District 3.*

**Commissioner Thompson made the motion to table the preliminary plat for Courtyards at Crawford Creek until the March 1, 2007 planning commission meeting. Commissioner McGuire seconded. Motion carried 5 - 0.**

### New Business

**Final Plat ..... Staff**

3. **Sumter Landing III**, Conn Drive, Zoned R-1A RCO, 50 lots, 21.88 acres, *Commission District 1.*
4. **Maples Ferry I**, North Belair Road, Zoned R-3 RCO, 8 lots, 2.08 acres, *Commission District 1.*
5. **Rhodes Farm I**, Evans to Locks Road, Zoned R-1 RCO and R-2 RCO, 67 lots, 55.85 acres, *Commission District 1.*

**Commissioner Garniewicz made the motion to approve the final plats for Sumter Landing III, Maples Ferry I, and Rhodes Farm III and to include all departmental conditions. Commissioner Atkins seconded. Motion carried 5 - 0.**



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**Preliminary Plat..... Staff**

6. **Graystone**, Louisville Road, Zoned R-A RCO, 47 lots, 197.73 acres, *Commission District 4*.  
**Commissioner Thompson made the motion to approve the preliminary plat for Graystone and to include all departmental conditions. Commissioner Atkins seconded. Motion carried 5 - 0.**

**Rezoning..... Staff**

7. **RZ07-02-01** Rezone Tax Map 065 Parcel 009D, Lots 6 and 6A, 1.90 acres located on Spotswood Drive from R-2 RCO to R-1 RCO. *Commission District 3*.  
**No one appeared in opposition of the rezoning. Chairperson Hall declared the public hearing closed. Commissioner McGuire made the motion to approve RZ07-02-01 and to include departmental conditions. Commissioner Atkins seconded. Motion carried 5 - 0.**

**Variance..... Staff**

8. **VA07-02-01** Request for a variance to Section 90-53, Front Setbacks, to reduce the required front setbacks from 50 feet to 40 feet for Lots 22 through 42, Block D, in Highgrove at Williamsburg Subdivision, Section VI, Tax Map 065 Parcel 009D 11.26, acres located on Spotswood Circle. *Commission District 3*.  
**No one appeared in opposition of the variance. Chairperson Hall declared the public hearing closed. Commissioner Thompson made the motion to approve VA07-02-01 and to include departmental conditions. Commissioner Garniewicz seconded. Motion carried 5 - 0.**

**Added Items ..... Staff**

9. **Baldwin Place**, Columbia Road, *Commission District 3*.  
**Planning Commission approved the agenda with this item removed.**

**Staff Comments ..... Staff**

**Public Comments..... Chairperson Hall**

**Adjourn ..... Chairperson Hall**

**Meeting Adjourned at 7:13 p.m.**

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire, Vice-chairperson
District 1 [Ron Thigpen]	Jean Garniewicz
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Chairperson
District 4 [Lee Anderson]	Tony Atkins



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COLUMBIA COUNTY PLANNING COMMISSION

## Meeting Schedule: February 2007

Board/Commission	Date	Time	Location
Planning Commission	February 1, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	February 8, 2007	6:00 PM	Evans Government Center Auditorium
Planning Commission	February 15, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	February 20, 2007	6:00 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	February 27, 2007	8:00 AM	Evans Government Center Auditorium

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on *Tuesday, February 20, 2007* at 6:30 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, February 16, 2007 to place their name on the agenda for presentation.

